



# **FORTS MCPHERSON AND GILLEM BASE REALIGNMENT AND CLOSURE TOWN HALL**

---

**Colonel Deborah B. Grays  
Garrison Commander**

**30 July 2009**

**Our Mission: An installation that provides continued quality support and service to our military family through transformational leadership, management, innovation, and technology during the BRAC transition process.**  
***Proudly Serving Tomorrow's Army . . . Today!***



# WHAT'S NEW SINCE LAST TOWN HALL?

- Execution Order (EXORD) finalized in April 2009
- Synchronizing closure planning with tenant units
- Building Closures:
  - Fort McPherson: 4 buildings
  - Fort Gillem: 4 buildings
- Monthly VTCs with Fort Gordon Garrison to coordinate transfer of Gillem Enclave
- Commissary: DeCA Director slated to visit Dobbins ARB to assess potential as new location
- Lake Allatoona: Air Force no longer interested, will return property to Corps of Engineers



# AGENDA




- BRAC update
- Human Resource Office (HRO) update
- Atlanta Regional Workforce update
- Georgia Dept of Labor (DOL)  
Unemployment Benefits
- Homeowners Assistance Program  
(HAP)
- Questions and Answers



**Base Realignment and Closure  
(BRAC)**

**Ms. Michelynn Carellas  
Acting Chief, BRAC Office**



 UNIT DEPARTURE COMPLETE  
 MAJOR UNIT DEPARTURE COMPLETE  
 15 SEPTEMBER 2011 CLOSURE



# GARRISON CLOSURE

CY 2009			CY 2010				CY 2011			
FY 2009			FY 2010				FY 2011			
Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Lawrence Joel Army Health Clinic (LJ AHC) becomes a Troop Medical Clinic (TMC) ♦ Cease family housing assignments ♦ All FMWR activities to public (ie bowling alley, child development center, library, etc.) closed ♦ Conduct last Sunday Chapel service ♦ Army and Air Force Exchange Service (AAFES) closed ♦ Troop Medical Clinic (TMC) closed ♦ Commissary closed ♦ On-post family housing closed .										



# BUILDING CLOSURE



FORT GILLEM BUILDINGS

100	147	309	509
101	148	310	510
T-101	149	312	511
T-102	150	315	512
102	151	319	513
103	152	321	514
104	153	322	515
106	154	323	516
107	155	324	517
108	156	325	518
110	199	326	600
112	200	327	603
113	201	328	604
114	205	335	605
115	206	336	606
117	207	337	609
122	208	338	610
125	209	400	611
129	210	401	613
131	211	406	614
132	212	407	615
133	213	408	617
134	214	409	618
135	217	410	
136	220	411	
137	224	416	
138	226	426	
139	300	427	
140	301	499	

FORT MCPHERSON BUILDINGS

1	41	132	241	369	475
2	42	135	243	370	476
3	45	136	248	380	477
4	47	137	250	400	478
5	50	138	309	401	480
6	51	139	311	402	481
7	52	140	312	403	483
8	53	141	315	404	499
9	54	142	316	405	501
10	56	144	326	406	503
11	57	160	328	407	504
12	58	162	329	409	506
13	59	167	331	410	507
14	60	168	336	411	508
15	61	169	337	412	509
17	62	170	338	413	510
18	63	171	339	414	511
19	65	172	340	415	512
20	100	178	341	416	514
22	101	179	343	417	515
23	102	180	344	418	516
24	104	181	346	419	517
25	105	182	347	421	518
26	106	183	348	422	519
27	107	184	349	427	520
28	110	185	350	430	522
29	119	186	351	431	523
30	123	200	353	432	524
31	125	205	354	433	525

Occupied	351	96.4%
Tenants vacating	5	1.4%
Turned in	8	2.2%
Total	364	100.0%

Note: This report does not include



**DOOR  
PRIZES**

**YOU'RE INVITED!**

U.S. Army Forces Command, U.S. Army Reserve Command  
U.S. Army Garrison and BRAC Regional Task Force

**LIVE  
MUSIC**

# Families in Transition EXPO '09

**FREE  
FOOD**

**Date: 23 September 2009**

**Time: 1000-1800**

**Place: The Commons,  
Ft McPherson, GA**

Not  
Relocating?  
See Georgia  
opportunities



North Carolina Community Representatives  
Include:

LEE  
BLADEN  
SAMPSON  
ROBESON  
HOKE  
SCOTLAND  
MOORE  
RICHMOND  
HARNETT  
CUMBERLAND  
MONTGOMERY

**MILITARY, CIVILIANS AND FAMILIES  
NOW IS THE TIME TO PLAN FOR YOUR FUTURE!!**

**[www.forscom.army.mil](http://www.forscom.army.mil)**





## Human Resource Office (HRO)

**Ms. Fran Shivers**  
**Director, HRO**



# Human Resource Office (HRO)



- What is your goal when the installation closes?
  - If it's to find another job and keep on working, you should start thinking about updating your resume. Here are some tips:
    - 1) When you are searching different job sites; pinpoint job announcements in line with your goals, background and/or qualifications,
    - 2) Always look on the job announcement for information on how and where to apply,
    - 3) Begin your resume with your most recent job/experience and work backward,
    - 4) Your resume should go into detail on your experience,
    - 5) Do not abbreviate or use acronyms,
    - 6) Make sure your contact information is current,
    - 7) Make sure your resume is written with proper spelling, punctuation and grammar.
- We are available to help:
  - ACS provides quarterly classes on resume building. The next class is 21 August, 1300-1430. The number to call for reservations is 404-464-4070.
  - HRO Office is always available: Ms. Fran Shivers, 404-464-3138.



# NAF RETIREMENT BRIEFINGS



## ***Briefings Scheduled for ALL NAF Regular and Part Time Employees***

- Date: 22 and 23 September 2009
- Place: TBD
- Contact: Ms Denise Herring, 404-464-3309



# **Atlanta Regional Workforce Board**

**Ms. Jo Simón**  
**Career Resource Centers Coordinator**



# Atlanta Regional Workforce Board

---

CAREER RESOURCE CENTERS THAT WORK





The BRAC  
Mobile Unit  
is OPEN to  
serve you!

Resume  
Review/Development  
Labor Market Information  
Job Search Skills

Career Exploration  
Individualized Training  
Plans  
GA Work Ready  
Certification

## **BRAC Mobile Unit Statistics**

- Individual visitors to the mobile unit since February – 140
- Career Scopes completed – 40
- Individuals registered for Work Ready tutorials – 35
- Individuals taking Work Ready Certification – 10
- Individuals currently in training – 1
- Training plan/s developed for spouse – 1

**WHERE ARE YOU?**

A decorative graphic in the bottom left corner consisting of overlapping green and yellow leaf-like shapes.

## **Training Accounts**

### **Individual Training Accounts**

**For individuals who need assistance with a career transition plan. May include career exploration and assessment of transferrable skills, labor market information on new or related occupational fields, skills assessment and exploration of training options, etc.**

### **Fast Track Career Accounts**

**For individuals who may already been attending training or who need minimal assistance with a career transition plan.**

### **Maximum Assistance**

**\$4500 Tuition assistance, books and fees**

## **Considerations for Training**

**Need for retraining is based on lack of current marketable skills or the need to update skills to meet labor market demand.**

**Training provided in occupational skills specific areas that have potential for placement.**

**Can you find similar employment in your field in the private sector?**

**Training is available for up to two years and must be with an approved State Training Provider.**

**End of Training should align with end of work assignment - layoff or base closure.**

A decorative graphic in the bottom left corner featuring overlapping green and yellow leaf-like shapes.

## **Developing a Personal Training Plan**

- Meet WIA eligibility requirements - BRAC notice of end date of affected position/BRAC approval
- High School Diploma or GED
- Career Assessment and evaluation, both self-directed and assisted by a Career Advisor
- Career Scope, O\*Net and free online assessments  
Work Ready Certification
- Compatibility Index - Transferability of Skills
- Self-study regarding occupations and courses of study
- Must be accepted into school/past entrance exam



## **EXAMPLES OF CURRENT TRAINING PLANS**

Employee working towards degree but no longer able to receive educational reimbursement.

Spouse currently involved in degree program who gave up their job to follow spouse to this location.



# Don't Miss the Bus!

**Check out the opportunities available to you under the BRAC Grant before it is too late!**



## **Georgia Dept of Labor (DOL) Unemployment Benefits**

**Ms. Tiffany Gordon  
Employment and Training Consultant 1**

# Unemployment Benefits

Town Hall Meeting-07/30/09  
Presented by: Tiffany Gordon

# UI CLAIM

---

- The claim will be in effect for 1 year.
- Benefits can be paid on that claim **ONLY** until the money runs out.  
(benefits exhausted)

Note: A claim is still in effect for a year even though there is no money left in it. Claimant may not file another claim until the benefit year has ended.



# **“WBA”**

## Weekly benefit amount

- Minimum \$44
- Maximum \$330
- Minimum - 6 weeks
- Maximum - 26 weeks

# Qualification for benefits includes:

---

- Being unemployed through no fault of your own.
- Being able & available for work, and actively seeking full-time, continuous work.
- Not receiving certain types of pay from the previous employer.
- Having no job refusals for any week claimed.
- Meeting all other requirements

# Certification

---

- All claimants claiming benefits for any week must certify that they have met certain requirements of the law.
  - **Able and Available for work**
  - **Refused no work**
  - **Report earnings**
- Certifications may be made by:
  - **Telephone using OLIVoR (On-Line Interactive Voice Response system)**
  - **Internet**
  - **In person**

# Direct Deposit

---

- It is the fastest and most convenient way to receive UI benefits.
  - No trips to the bank to cash the checks.
  - No more checks lost in the mail or returned by the Post Office.
- \* Checks will be mailed if someone opts not to choose direct deposit.

# Earning Deductions

---

- Earnings are reportable during the week the money is earned.
- The money does not have to be received during the week claimed to be deductible.
- Claimants must report their gross earnings.
- All earnings in excess of \$50.00 each week reported by claimant is deductible



# Retirement Deductions

---

- Pensions, retirement, annuity or any periodic payment based on the previous work, or being paid by a base period employer.
  - Reduction is based on percent contributed by the individual.
  - Employee contributions **over 50%** are not deductible from the weekly benefit amount.
  - Social Security benefits are **not deductible**.
  - If retirement is being paid by an employer who is not in the base period – the retirement payments are not deductible.
    - Example: A claimant can be receiving a retirement pension from the military which they began receiving 5 years ago. The claimant has worked in private industry after retiring from military until filing their claim.
- The Military pension is **NOT** deductible since the military is not a base period employer.

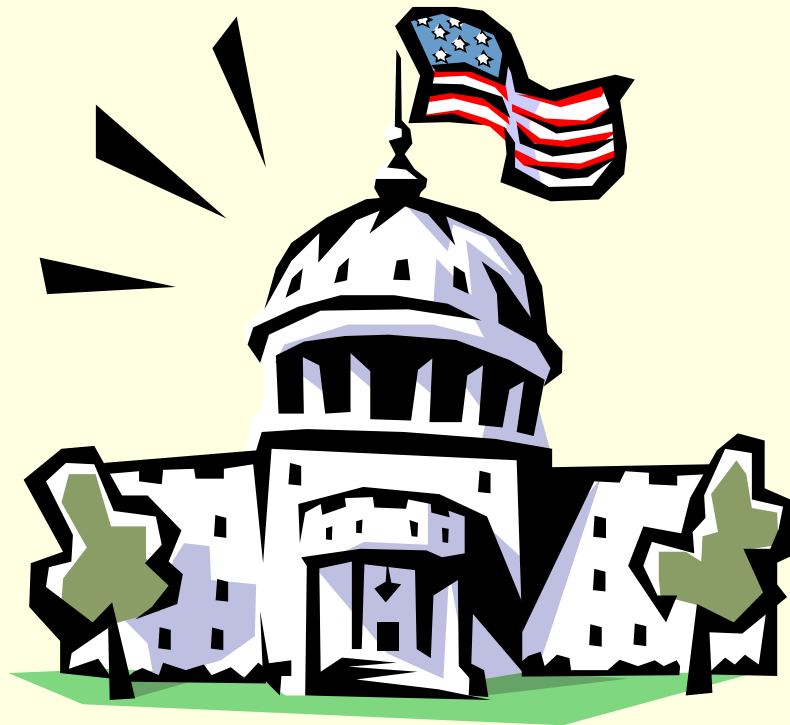
# Income Taxes

---

- UI payments to claimants are taxable as income.
- Claimants' responsibility to pay & file properly.
- DOL will deduct taxes - state &/or federal - from UI payments.
- Federal - 10%; state - 6%.
- Claimant signs option statement.

# Federal Claims

---



# About Federal Wages...

---

- Federal wages are not **initially** reported to any state.
- Wages and separation information must be **requested** from the federal government.
- Wages must be **assigned** to the state when the first initial claim is filed.

# About Federal Wages

## Cont'd....

---

- The employer has 12 days from the date the ETA-931 was generated or mailed to respond.
- Proof of earnings must be provided at the time the claim is being filed...
- If the claimant does not provide proper proof of wages earned, federal wages will not be added to the claim until the employer responds or the claimant furnishes proof of wages.
- At the time the claim is filed an ETA-935(estimation of wages) form is filled out with the assistance of the Career Center.
- If the claimant has furnished proof of wages, and the employer has not responded by the 12th day, the estimate of wages will be used in the monetary determination.



## **Homeowners Assistance Program (HAP)**

**Mr. Bart Wivell  
HAP Program Manager  
USACE, Savannah District**



US Army Corps of Engineers



# ***Expansion of the Homeowners Assistance Program (HAP)***

***by the American Recovery and  
Reinvestment Act of 2009***

***(BRAC 05 and PCS)***

June 2009



30 June 2009

Homeowners Assistance Program, CEMP-CR, HQUSACE





## ***Basis for HAP***

---

- Section 1013 of the Demonstration Cities and Metropolitan Development Act of 1966.
- Loss must be “...as the result of the actual or pending closing of a base...”
- Expanded HAP – no requirement to prove market decline was caused by the BRAC announcement.





## ***HAP Expansion***

---

- The American Recovery and Reinvestment Act of 2009 authorizes expansion of HAP benefits:
  - Wounded Warrior and Surviving Spouse homeowners.
  - BRAC 05 organizations without proof of causal relationship.
  - Service member homeowners permanently reassigned during the home mortgage crisis.





## ***Home Purchase Price Cap of Expanded HAP***

---

- 2009 Fannie Mae/Freddie Mac conforming loan limits by county
- \$417,000 - \$729,750
- Apply to all ARRA applicant homes.





## ***BRAC 05 Eligibility***

---

- Military personnel and civilian employees (other than temporary and contractor employees).
- Assigned to announced organization / installation.
- Position is relocated or eliminated.
- Must have purchased home prior to 13 May 2005.
- County home values must have declined at least 10%.
- Individual home value must have declined at least 10%.





## ***BRAC 05 Eligibility (Continued)***

---

- Organization and home must move at least 50 miles to new location.
- Civilian employee retirees eligible only when position relocated or eliminated.
- Military retirees eligible only for mandatory retirement.
- Sell home between 1 Jul 2006 and 30 Sep 2012.





## ***Military PCS Eligibility***

---

- Military personnel only.
- PCS orders dated 1 Feb 2006 thru 31 Dec 2009 with report-not-later-than date of 28 Feb 2010.
- Must have purchased home prior to 1 Jul 2006.
- County, parish, city home values must have declined at least 10%.
- Individual home value must have declined at least 10%.





## ***Military PCS Eligibility (Continued)***

- Receive benefits only once under this expanded program.
- Property is primary residence on date of PCS orders.
- Member must move at least 50 miles (Duty station and home).
- Retiring personnel: only mandatory retirements are eligible.
- New accessions (entering active duty) are not eligible.







## ***BRAC 05 & Mil. PCS Benefits***

---

- Foreclosure: Assist after the foreclosure. Benefits may include direct cost of judicial foreclosure, expenses and enforceable liabilities according to the terms of the promissory note
- Private Sale (Mil.): Reimburse the greater of  
90% of purchase price - sale price + closing costs  
OR  
Mortgage payoff - sale price + closing costs

Note: HAP will not reimburse or pay-off second mortgages, including equity lines of credit, unless obtained when home purchased, or funds were used to improve home.







## ***BRAC 05 & Mil PCS Benefits (Continued)***

---

- Government Acquisition: Only with approval of three star level DoD official responsible for HAP execution, following a mandatory 120 day marketing effort.

applicant eligible to receive the greater of:

75% of the purchase price

OR

Mortgage payoff

Note: HAP will not reimburse or pay-off second mortgages, including equity lines of credit, unless obtained when home purchased, or funds were used to improve home.





## ***Tax Liability of Expanded HAP Benefits***

---

- Benefit amounts above current fair market value (sale price) will be taxed as part of applicant's gross income.
- Taxes will be withheld when possible; Forms W-2 / 1099 will be issued.





## ***Applicant Processing***

---

- Applicants submit application packet.  
Required documents include:
  - Form HUD-1 – Proof of home purchase price.
  - Proof of ownership - copy of deed.
  - Proof of occupancy at time of announcement, deployment or receipt of PCS orders (e.g., utility bill).
  - Proof of program eligibility





## ***Applicant Processing (Continued)***

---

- Proof of program eligibility (Continued)
  - BRAC 05: Proof of assignment to BRAC 05 organization and position relocation/elimination.
  - PCS (Military): copy of orders
- Processing priorities: WW & SS, BRAC 05, PCS

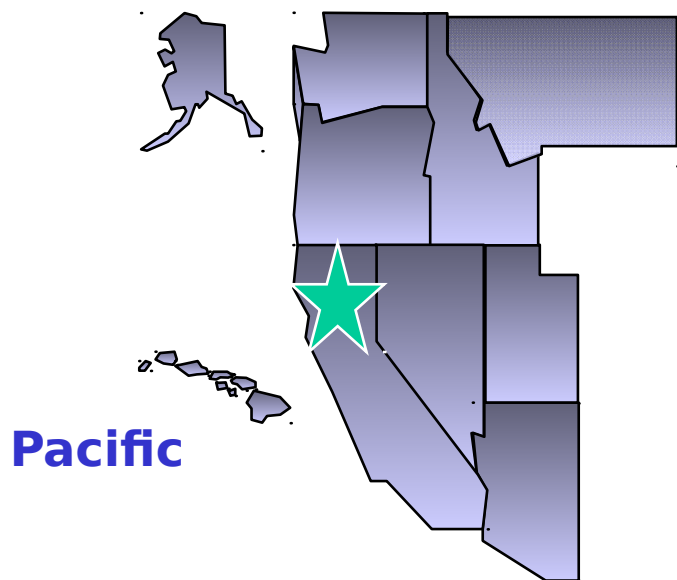




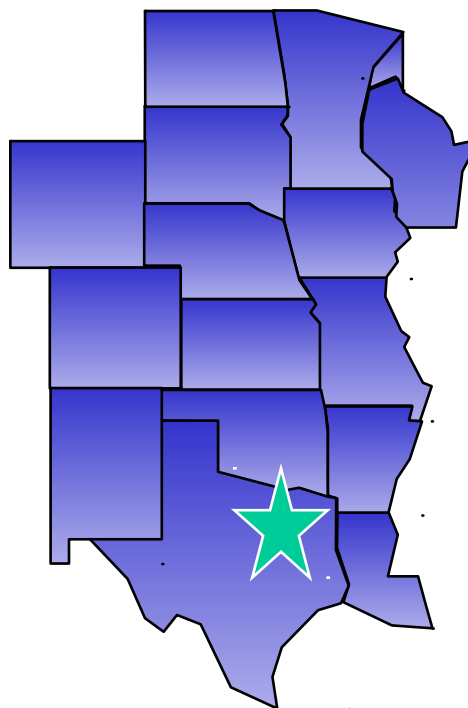
## ***HAP Centers of Expertise***

**Sacramento District Ft. Worth District**

**Savannah District**



**Pacific**



**Europe**





<http://hap.usace.army.mil/>





# BRAC INFORMATION

- **Refer BRAC questions to:**
  - **BRAC Rumor Control Hotline: (404) 464-0965**
  - **Garrison Hotline: (404) 469-5959**
- **Obtain information on BRAC Websites:**
  - <http://www.mcpherson.army.mil>
  - <http://www.mcpherson.army.mil/cpac/>
  - <http://www.hqda.army.mil/acsim/brac/braco.html>
  - <http://www.defenselink.mil/brac>
- **E-Mail address for Forts McPherson / Gillem BRAC questions:**
  - [mcphusagtownhallquestions@conus.army.mil](mailto:mcphusagtownhallquestions@conus.army.mil)